

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, DECEMBER 14, 2015 AT
7:00PM, ON THE 4th FLOOR, CAFETERIA,
GOVERNMENT CENTER BLDG, 888 WASHINGTON
BLVD., STAMFORD, CT**

PUBLIC HEARING

1. **Application 215-36 – MYRTLE AVENUE APARTMENTS, LLC, 148 Myrtle Avenue, Special Exception and Final Site & Architectural Plans**, requesting approval of Site Plans/Requested Uses and an application for Special Exception approval under Section 7.3 for historic buildings in an R-MF zone to convert an existing nonconforming rooming house into two residential units and construct an additional three new residential townhouse units in the rear with associated parking and site improvements at 148 Myrtle Avenue.

PUBLIC HEARING (continued from November 30, 2015)

1. **Appl. 215-02 – THE STRAND/BRC GROUP, LLC, Text change**, to Amend Article III, Section 9(J)(5)(b) of the SRD-S District to increase permitted non-residential floor area ratio (FAR) from 0.20 to 0.23.
2. **Appl. 215-03 – THE STRAND/BRC GROUP, LLC, Washington Blvd./Bateman Way, Amend GDP**, requesting approval to amend the General Development Plan (GDP) for Harbor Point, originally approved as Application 206-57, by: 1) removing the note on the plan stating “maintain existing boat storage operation” and adding a note to read “Block P7 Permitted Uses: Office and Retail, Public Access, Marina, Parking” and 2) deleting the language of approval Condition #7 and replacing it with “Subject to SRD regulations, any future final site plan application, for full development of the 14 acre site, shall include a marina and public access improvements which shall be subject to review and approval of the Zoning Board.” in the SRD-S district, and to seek Coastal Site Plan Review of these amendments.
3. **Appl. 215-04 – SOUTHFIELD PROPERTY, LLC, Text change**, to Amend Article III, Section 9AAAA DWD Designed Waterfront Development District standards regarding maximum building height, minimum front setback, retention of existing structures and exemption of Water Dependent Uses from the calculation of building coverage, ground coverage, public access, preservation of visual resources and landscaping.
4. **Appl. 215-05 – WATERFRONT OFFICE BUILDING, LP, Map Change**, requesting approval to amend the Zoning Map to change from CWD to DWD for approximately 8.15 acres of property known as Stamford Landing and identified as 46, 62, 68 and 78 Southfield Avenue, Block #25.
5. **Appl. 215-06 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Special Exception, General Development Plans and Coastal Site Plan Review**, requesting approval of special exceptions and General Development Plan to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone. Special Exceptions being requested for proposed uses and development of the project and to establish a DWD district and to provide residential, retail and office and a boatyard/marina use and general public access.

6. **Appl. 215-07 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Final Site and Architectural Plans & Requested Uses, Special Exception and Coastal Site Plan Review**, requesting approval of Final Site & Architectural Plans, Special Exception and Coastal Site Plan Review to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone.
7. **CSPR-978 – WATERFRONT MAGEE, LLC, 205 Magee Avenue**, to provide winter boat storage on 3.5 acres in M-G zone, temporary parking, no utilities and no equipment storage.

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: November 30, 2015

PENDING APPLICATIONS:

1. Appl. 215-36 – MYRTLE AVENUE APARTMENTS, LLC, 148 Myrtle Avenue, Special Exception and Final Site & Architectural Plans
2. Appl. 215-02 – THE STRAND/BRC GROUP, LLC, Text change
3. Appl. 215-03 – THE STRAND/BRC GROUP, LLC, Washington Blvd./Bateman Way, Amend GDP
4. Appl. 215-04 – SOUTHFIELD PROPERTY, LLC, Text change
5. Appl. 215-05 – WATERFRONT OFFICE BUILDING, LP, Map Change
6. Appl. 215-06 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Special Exception, General Development Plans and Coastal Site Plan Review
7. Appl. 215-07 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Final Site and Architectural Plans & Requested Uses, Special Exception and Coastal Site Plan Review
8. CSPR-978 – WATERFRONT MAGEE, LLC
9. Appl. 213-38 - WALTER WHEELER DRIVE SPE, LLC and THE STRAND/BRC GROUP, LLC, the approval of Final Site and Architectural Plans and Requested Uses and Coastal Site Plan Review related to the development of a new 16-story (155 feet) building with 391 housing units and associated parking and landscaping and is located in the SRD-S district at the southeast corner of the intersection of Washington Blvd. and Atlantic Street, Block #25 known as Harbor Point Block C8.

OLD BUSINESS

1. Proposed Harbor Point signage
2. Appl. 210-16 – Final Development Plan (GDP) and Coastal Site Plan Review – GATEWAY, Washington Blvd (*approval of signage*).
3. CSPR-160, 19 Clinton Avenue and CSPR-293, 61 Clinton Avenue (*release of conservation easements*).
4. Appl. 214-05 - RB Stamford Associates, LLC, Site Plan/Requested Uses and Special Exception approval related to a mixed-use development including 672 residential units, a

public café, indoor and outdoor community amenity space and a resident parking area which will be integrated below the building as well as other site improvements. The subject site, referred to as Urban Renewal Plan Parcel 38A & 38B (also known as “the hole in the ground”), is located at the northeast intersection of Greyrock Place and Tresser Boulevard and consists of approximately 4.32 acres. (*proposed revisions to development plans*).

NEW BUSINESS

Agenda 12/14/15